



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

January 29, 2020

Jill S. Parks  
Cooley LLP  
11951 Freedom Drive, Suite 1400  
Reston, Virginia 20190

**RE: Proffered Condition Amendment and Conceptual Development Plan Amendment  
Applications PCA/CDPA 2016-HM-035 – CRS Sunset Hills, LC  
Hunter Mill District**

Dear Ms. Parks:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 28, 2020. The Board approved Proffered Condition Amendment Application PCA 2016-HM-035 and the associated Conceptual Development Plan Amendment, subject to the executed Proffers dated January 24, 2020.

**The Board also:**

- Modified Sect. 2-505 of the Zoning Ordinance on the Use Limitations on Corner Lots to permit the proposed building, landscaping, and sign locations within sight triangles formed by the streets along the corner lot as shown on the CDPA/FDPA and as proffered
- Modified Sect. 11-203 of the Zoning Ordinance for the loading space requirement in favor of the loading spaces depicted on the CDPA/FDPA
- Modified Sect. 13-303 of the Zoning Ordinance for the transitional screening and waiver of Sect. 13-304 of the Zoning Ordinance for barrier requirement in favor of the landscaping shown on the CDPA/FDPA
- Modified Par. 4 of Sect. 17-201 of the Zoning Ordinance for the widening of Sunset Hills Road in favor of that shown on the CDPA/FDPA and in the proffers
- Modified Public Facility Manual Standards 12-0510 4E(5) to permit a reduction of the minimum planting width requirement from eight feet to four feet as shown on the CDPA/FDPA and as proffered

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Clerk for the Board of Supervisors  
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Please note that on October 16, 2019, the Planning Commission approved Final Development Plan Amendment Application FDPA 2016-HM-035, subject to the Development Conditions dated October 2, 2019.

For additional information, please go to <http://ldsnet.fairfaxcounty.gov/ldsnet> or contact the Zoning Evaluation Division at (703) 324-1290.

Sincerely,



Jill G. Cooper  
Clerk for the Board of Supervisors

Cc: Walter L. Alcorn, Hunter Mill District  
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration  
Tracy D. Strunk, Director, Zoning Evaluation Division, Dept. of Planning and Development  
Deputy Zoning Administrator, Dept. of Planning and Development  
Michael Liddle, Director, GIS Services, Department of Information Technology  
Jeff Hermann, Section Chief, Transportation Planning Division  
Andrea Dorlester, Park Planning Branch Manager, FCPA  
Abdi Hamud, Program Administrator, DHCD/Design Development Division  
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools  
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on January 28, 2020, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA/CDPA 2016-HM-035**

**WHEREAS**, CRS Sunset Hills, LC filed in the proper form an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 28th day of January 2020.



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Jill G. Cooper

Clerk for the Board of Supervisors